



**CITY OF CEDARBURG  
A MEETING OF THE BOARD OF APPEALS  
THURSDAY, JUNE 11, 2026 – 6:00 PM**

A meeting of the Board of Appeals, City of Cedarburg, Wisconsin, will be held on Thursday, June 11, 2026 at 6:00 PM. This meeting will be held in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the second floor, Council Chambers.

**AGENDA**

1. CALL TO ORDER
2. ROLL CALL
  - A. Aaron Olejniczak, Thomas Mesalk, Timothy Schelwat, Megan Torres, Doug Yip, Mark Schwantes (alt)
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES
  - A. November 18, 2025 Board of Appeals Minutes
5. PUBLIC HEARING, DELIBERATION, AND POSSIBLE ACTION ON THE REQUEST FOR VARIANCE - N62 W5948-50 COLUMBIA ROAD; PARCEL 13-050-16-07-001
  - A. The Board of Appeals will consider the petition of Simon and Rachel Fast for a variance to waive the requirement of Yards found in Section 13-1-101 of the City Code, for the property located at N62 W5948-50 Columbia Road, Parcel 13-050-16-07-001.
6. CERTIFICATION OF ETHICS CODE
  - A. Discussion and possible action on annual certification of Ethics Code. Members of boards, commissions, and committees shall review the Ethics Code annually and certify that the review has occurred.
7. ADJOURNMENT

City of Cedarburg is an affirmative action and equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information.

City of Cedarburg is committed to providing access, equal opportunity and reasonable accommodation for individuals with disabilities in employment, its services, programs, and activities. To request reasonable accommodation, contact

the Clerk's Office, (262) 375-7606, email: [cityhall@cityofcedarburg.wi.gov](mailto:cityhall@cityofcedarburg.wi.gov).

**MEMBERS – PLEASE NOTIFY CITY CLERK'S OFFICE IF UNABLE TO ATTEND THIS MEETING.**



**CITY OF CEDARBURG  
Board of Appeals  
November 18, 2025  
Minutes**

1. CALL TO ORDER

2. ROLL CALL

Present - Aaron Olejniczak, Douglas Yip, Timothy Schelwat, Thomas Mesalk  
Excused - Megan Torres, Mark Schwantes

3. STATEMENT OF PUBLIC NOTICE

Clerk Sette acknowledged that the Board of Appeals agenda was posted and distributed in compliance with the Wisconsin Open Meetings Law. Notice of the hearing was also mailed to property owners within 300' of the subject property.

4. APPROVAL OF MINUTES

A. Approval of August 12, 2025 Board of Appeals minutes

A motion was made by Mr. Mesalk, seconded by Mr. Schelwat, to approve the August 12, 2025, Board of Appeals minutes. Motion carried without a negative vote with Ms. Torres and Mr. Schwantes excused.

5. PUBLIC HEARING - REQUEST FOR VARIANCE - W66 N999 SUSAN COURT;  
PARCEL 13-2550-04-000

Chairperson Olejniczak opened the public hearing inviting the applicants to explain the variance request. The Tegge's explained that after they applied for and received their initial building permit, they attempted to decipher City Code to determine requirements related to changing the location of the shed. They further explained the difficulties of navigating City Code and offered suggestions for improvement. They further discussed why they felt they met the five findings found in Section 13-1-206 of City Code.

Public Comments were made in the form of letters emailed to the Clerk ahead of the meeting. The following neighbors who submitted emails were in favor of the City granting the variance:

Sam and Cacia Speckhard

Ronnie Dhaliwal  
Joe and Katie Griffin

- A. The Board of Appeals will consider the petition from Mark and Judith Tegge for a variance to waive the requirements of Accessory Uses and Detached Accessory Structures' permitted use in rear yard only as found in Section 13-1-101(g) for the property located at W66 N999 Susan Court. Parcel 13-2550-04-000

6. DELIBERATION AND ACTION ON THE REQUEST FROM MARK AND JUDITH TEGGE, SUSAN COURT; PARCEL 13-2550-04-000

Deliberations began on the variance request utilizing the five (5) findings below. After a short discussion, the Board concluded that a denial of the request is appropriate due to the lack of findings required to grant the variance.

- a. Preservation of Intent. No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted district.
- b. Exceptional Circumstances. There must be exceptional, extraordinary, or unusual circumstances or conditions applying to the property that do not apply generally to other properties in the same district, and the granting of the variance should not be of such general or recurrent nature as to suggest that the Zoning Code should be changed.
- c. Economic Hardship and Self-Imposed Hardship Not Grounds for Variance. No variance shall be granted solely on the basis of economic gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of the variance. A recent change in State law requires that the property owner must demonstrate that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
- d. Preservation of Property Rights. The variance must be necessary for the preservation and enjoyment of the substantial property rights possessed by other properties in the same district and same vicinity.
- e. Absence of Detriment. No variance shall be granted that will create substantial detriment to adjacent property or that will materially impair or be contrary to the purpose and spirit of the Zoning Code or the public interest.

A motion was made by Tom Mesalk, seconded by Tim Schelwat, to deny the variance requested for the accessory structure to remain where construction began. The motion carried 4-0 with Megan Torres and Mark Schwantes excused.

7. ADJOURNMENT

A motion was made by Thomas Mesalk, seconded by Tim Schelwat, to adjourn the meeting at 6:42 p.m. Motion carried without a negative vote with Megan Torres excused.

[MIN\_SIGNATURES]



**LAND DEVELOPMENT APPLICATION**

PROPERTY LOCATION/ADDRESS: N62W 5948 Columbia Road

APPLICANT/BUSINESS NAME: NORTH Shore Garage Builders

APPLICANT/BUSINESS ADDRESS: 361 Falls Road ste 123, Grafton WI 53024

STATUS OF APPLICANT:  OWNER  AGENT  BUYER  OTHER \_\_\_\_\_

PHONE: 414-324-6939 EMAIL: northshore-wi@yahoo.com

PROPERTY OWNER (IF DIFFERENT): Rachel Fast

PROPERTY OWNER MAILING ADDRESS: N62W 5948 Columbia Road

PROPERTY OWNER PHONE: 414-467-7797 PROPERTY OWNER EMAIL: FastRachel2@gmail.com

REQUEST FOR (CHECK ALL THAT APPLY):

- CONCEPT REVIEW
- SITE/ARCHITECTURAL PLAN APPROVAL
- SUBDIVISION PLAT OR CSM REVIEW
- ZONING DISTRICT CHANGE
- CONDITIONAL USE ZONING
- ANNEXATION REQUEST
- VARIANCE/BOARD OF APPEALS
- OTHER \_\_\_\_\_

DESCRIBE REQUEST: Looking To Replace existing detached Garage in same location. Current location is legal nonconforming due to new set back codes. Topography of lot wont allow moving location

**PLEASE INCLUDE WITH YOUR APPLICATION:**

**One (1) copy of the full electronic set of application, narrative, sketches, plans, and photos of the proposal or request (in PDF format).**

**Three (3) Full-scale sets of supporting drawings, sketches, or survey maps-FOR STAFF USE**

**Ten (10) Reduced scale sets of plans (11" x 17" SIZE) For PLAN COMMISSION REVIEW**

**Eight (8) Reduced scale sets of plans (11" x 17" SIZE) For SITE AND ARCHITECTURAL REVIEW BOARD**

**SUBMIT ELECTRONIC COPIES TO [MCENSKY@CITYOFCEDARBURG.WI.GOV](mailto:MCENSKY@CITYOFCEDARBURG.WI.GOV)**

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: [Signature] DATE: 3-20-26

**FOR CITY STAFF USE ONLY**

TOTAL FEE: \$ 150 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 3/20/26

APPLICATION AND FEE RECEIVED BY: \_\_\_\_\_ PLAN COMMISSION MEETING DATE: \_\_\_\_\_

ATTACHMENTS (CHECK IF RECEIVED): \_\_\_\_\_

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: \_\_\_\_\_

ZONING: \_\_\_\_\_ ALDERMANIC DISTRICT: \_\_\_\_\_ PREVIOUS MEETING: \_\_\_\_\_



March 3, 2026

**SIMON E FAST, RACHEL M FAST**  
N62 W5948 COLUMBIA RD  
CEDARBURG, WI 53012

**Parcel Number:** 130501607001  
**Site Address:** N62 W5948-50 COLUMBIA ROAD

Subject: Proposed Garage – Noncompliance with City Code

We hope this letter finds you well.

Upon review of your building permit application to remove an existing accessory structure (garage) and replace it with a new accessory structure (garage) at the property located at **N62 W5948 COLUMBIA RD**, we regret to inform you that the proposed project does not comply with the following sections of the City Code:

**Sec. 13-1-101 – Yards**

- Detached accessory structures are **only permitted within the rear yard**. The proposed garage is located partially in the side yard, which is not permitted.
- Detached accessory structures must be a **minimum of 10 feet** from the principal structure. The site plan that was submitted shows a separation of **7.43 feet**.

The term **rear yard** is defined in **Section 13-1-240 – Definitions** as follows:

**Rear yard:** A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the rear lot line and a line parallel thereto through the nearest point of the principal structure. This yard shall be opposite the street yard or one of the street yards on a corner lot or opposite the street yard which the principal structure faces and/or is addressed to on a double frontage lot.

Additionally, **Section 13-1-241 – Illustrations** includes a diagram that visually depicts this requirement (see the accompanying pages of this letter).

To proceed, we encourage you to revise your plans to bring the proposed structure into compliance with the above requirements. Alternatively, if you believe there are unique conditions that justify an exception, you may apply for a **variance** through the **Board of Appeals**.

To appeal for a variance to the City of Cedarburg's Board of Appeals, please contact the City Clerk.

If you have any questions or need clarification regarding this matter, please contact me at [jthoma@cityofcedarburg.wi.gov](mailto:jthoma@cityofcedarburg.wi.gov) or (262) 375-7609.

Sincerely,

*Jeffrey Thoma*

Jeffrey Thoma  
Building Inspector

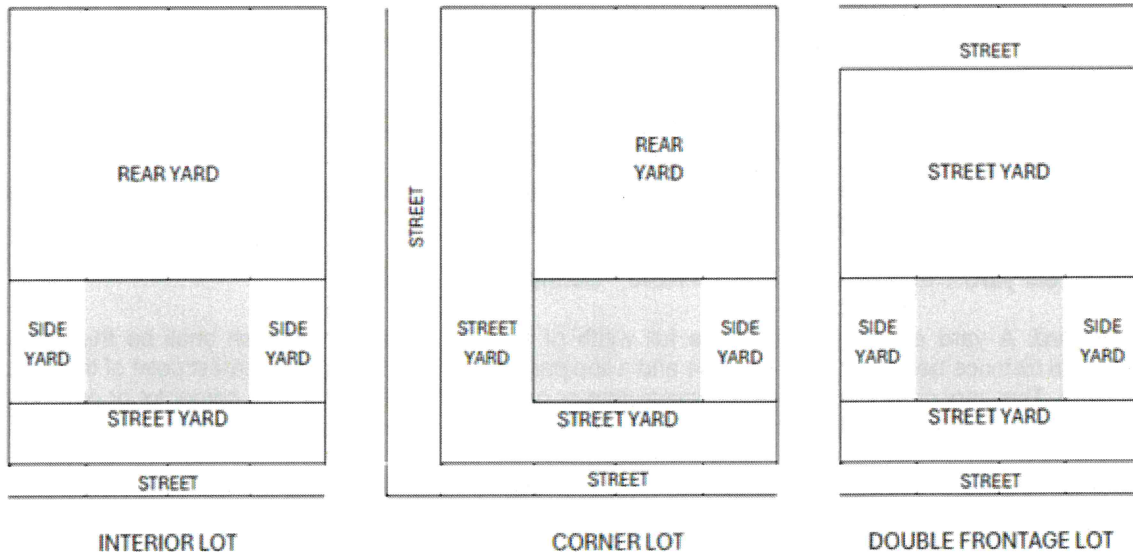
**Sec. 13-1-101 - Yards.**

**Sec. 13-1-101(g)**

(g) Accessory uses and detached accessory structures are permitted in the rear yard only except where they may be permitted in PUD Planned Unit Development Overlay Districts; they shall not be closer than ten feet to the principal structure, shall not exceed 20 feet in height, and shall not be closer than three feet to any lot line nor five feet to an alley line. All accessory structures combined, in a single-family and two-family residential district, shall not exceed 720 square feet in area. A maximum of two detached accessory structures are allowed on a residential lot. Appeals for a waiver to the restriction on the size of accessory structures shall be made to the Cedarburg Plan Commission. For double-frontage lots, accessory structures shall comply with the building setback requirements as stipulated in section 13-1-105 of this Zoning Code. In RM-2 Districts, detached garages may also be allowed as a conditional use in interior side yards and such garages shall be subject to the same maximum height limits and minimum yard requirements as noted herein in subsection

**ILLUSTRATION NO. 6**

**LOCATION OF YARDS ON A TYPICAL INTERIOR LOT, CORNER LOT, AND DOUBLE FRONTAGE LOT**



**CITY OF CEDARBURG – BOARD OF APPEALS  
OFFICIAL NOTICE OF PUBLIC HEARING  
REQUEST FOR A VARIANCE  
N62 W5948-50 COLUMBIA RD  
13-050-016-07-001**

PUBLIC NOTICE is hereby given that the City of Cedarburg Board of Appeals will meet for the purpose of hearing the request from Simon and Rachel Fast for a variance to waive the requirements found in City Zoning Code Sections 13-1-101 RS-6 Single Family Residential District:

*13-1-101 Yards*

*(g) Accessory uses and detached accessory structures are permitted in the rear yard only except where they may be permitted in PUD Planned Unit Development Overlay Districts; they shall not be closer than ten feet to the principal structure, shall not exceed 20 feet in height, and shall not be closer than three feet to any lot line nor five feet to an alley line. All accessory structures combined, in a single-family and two-family residential district, shall not exceed 720 square feet in area. A maximum of two detached accessory structures are allowed on a residential lot. Appeals for a waiver to the restriction on the size of accessory structures shall be made to the Cedarburg Plan Commission. For double-frontage lots, accessory structures shall comply with the building setback requirements as stipulated in section 13-1-105 of this Zoning Code. In RM-2 Districts, detached garages may also be allowed as a conditional use in interior side yards and such garages shall be subject to the same maximum height limits and minimum yard requirements as noted herein in subsection (g). Approval of interior side yard detached garages shall include a landscaping plan to enhance their visual appearance.*

Additional information regarding this request is available for review in the City Clerk’s Office weekdays during regular business hours.

Said PUBLIC HEARING will be held **June 11, 2026 at approximately 6:00 p.m.** at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers.

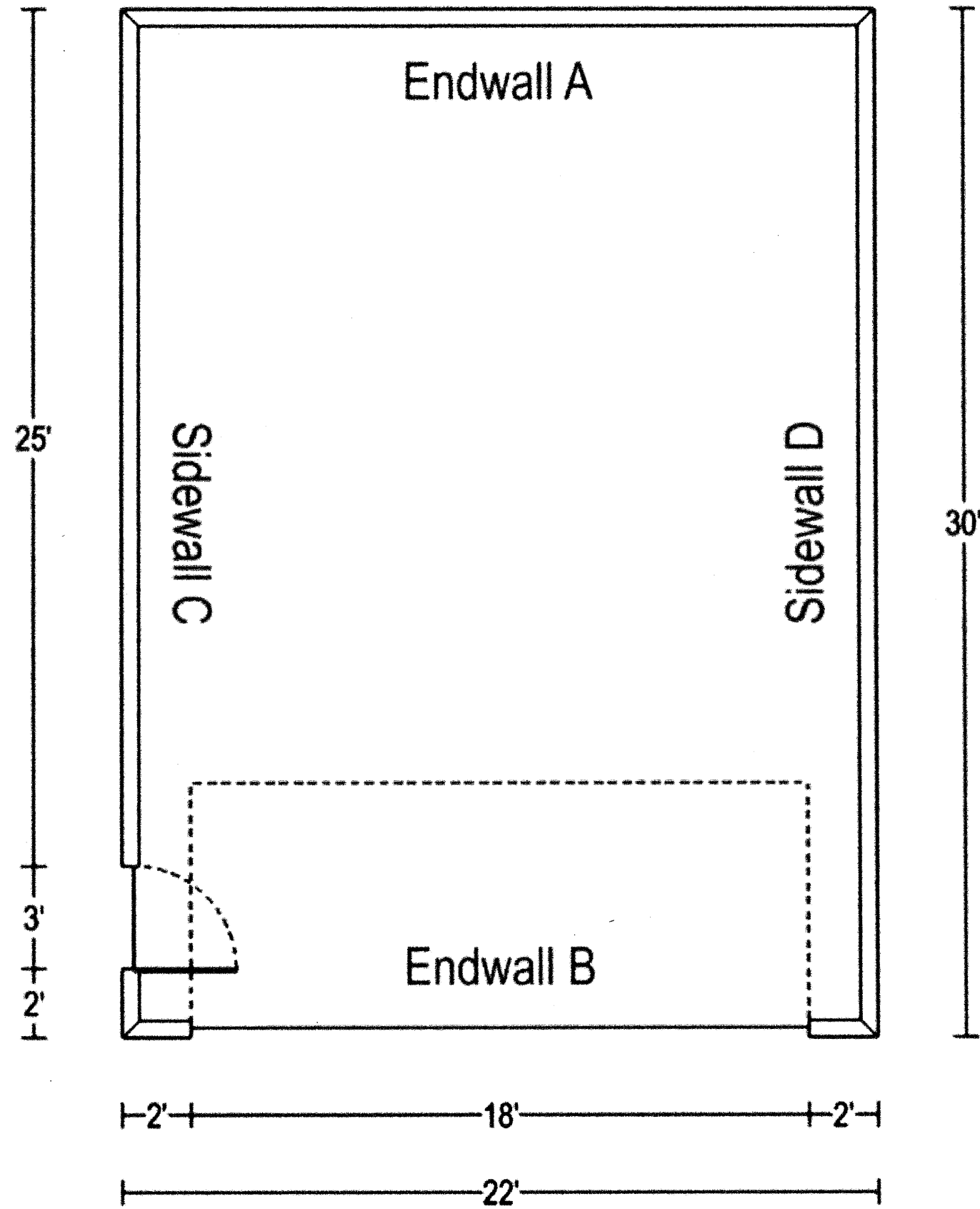
All interested persons wishing to be heard are invited to attend and offer comments. If you are unable to attend and would like to submit written comments, please direct them to the City Clerk’s Office prior to the hearing.

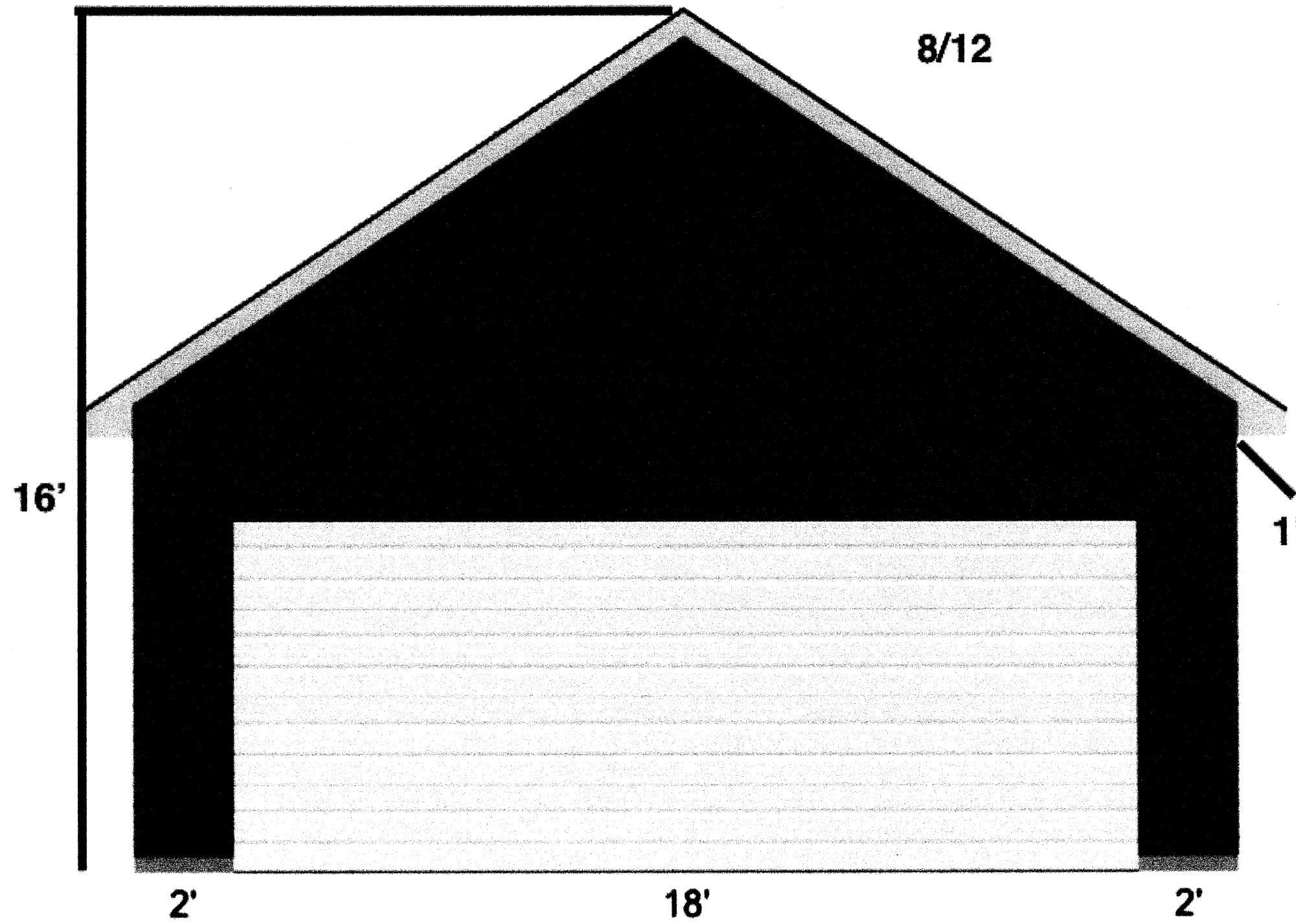
Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities. Please contact the City Clerk’s Office at (262) 375-7606.

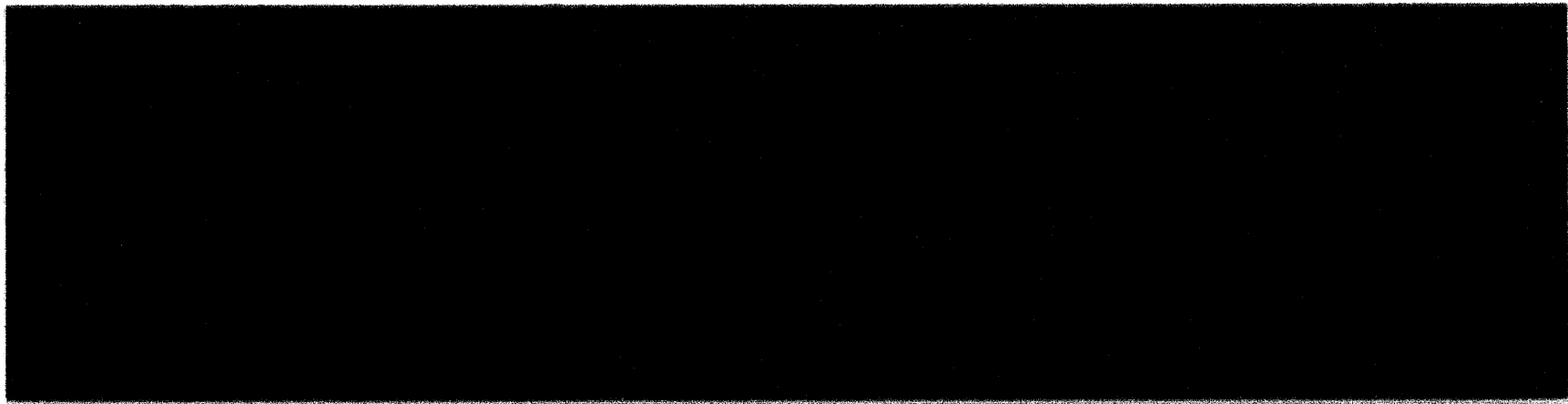
Dated this 18<sup>th</sup> day of May, 2026.

Jessica Campolo  
City Clerk

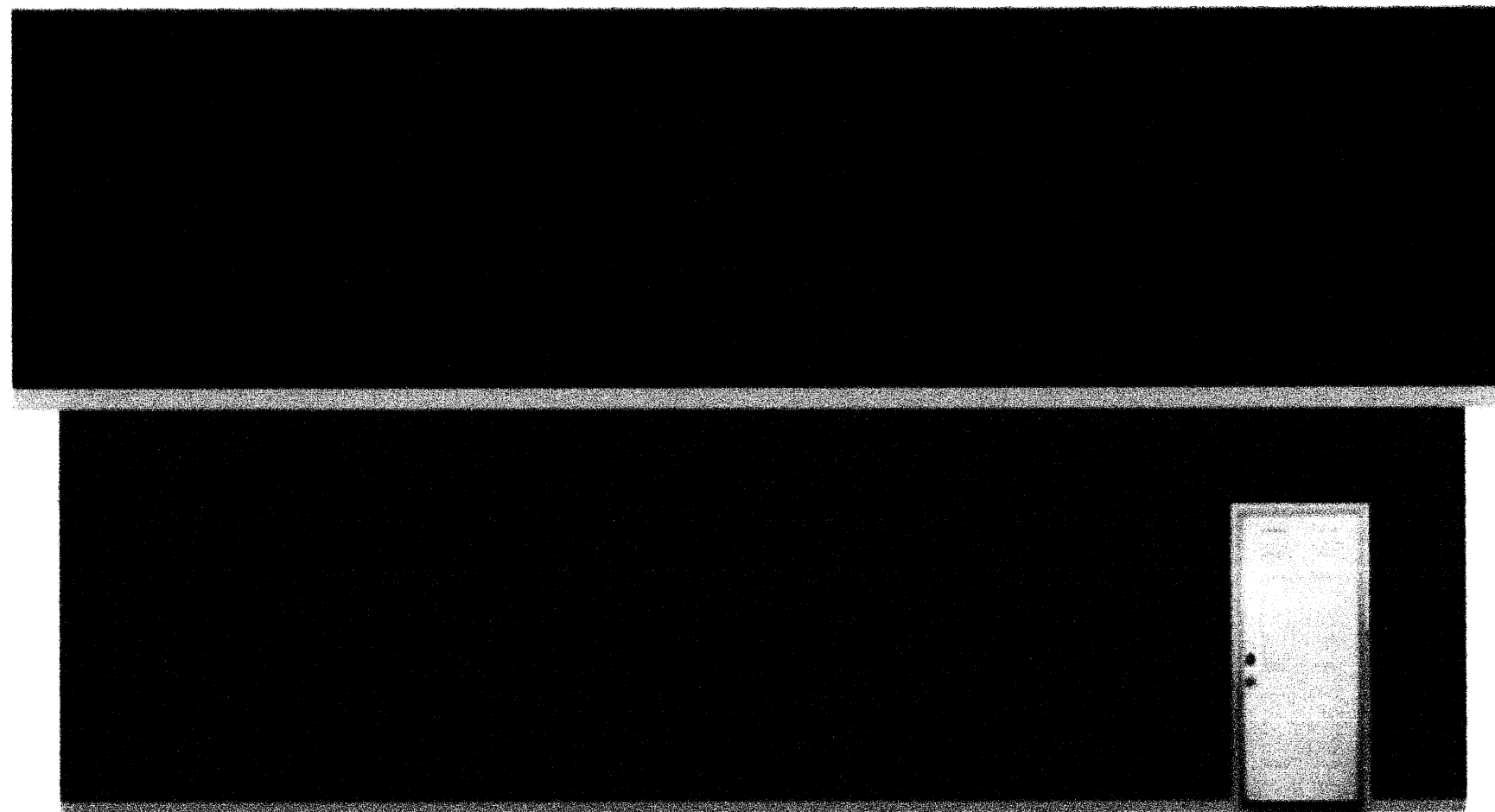
Publish: May 21, 2026  
May 28, 2026





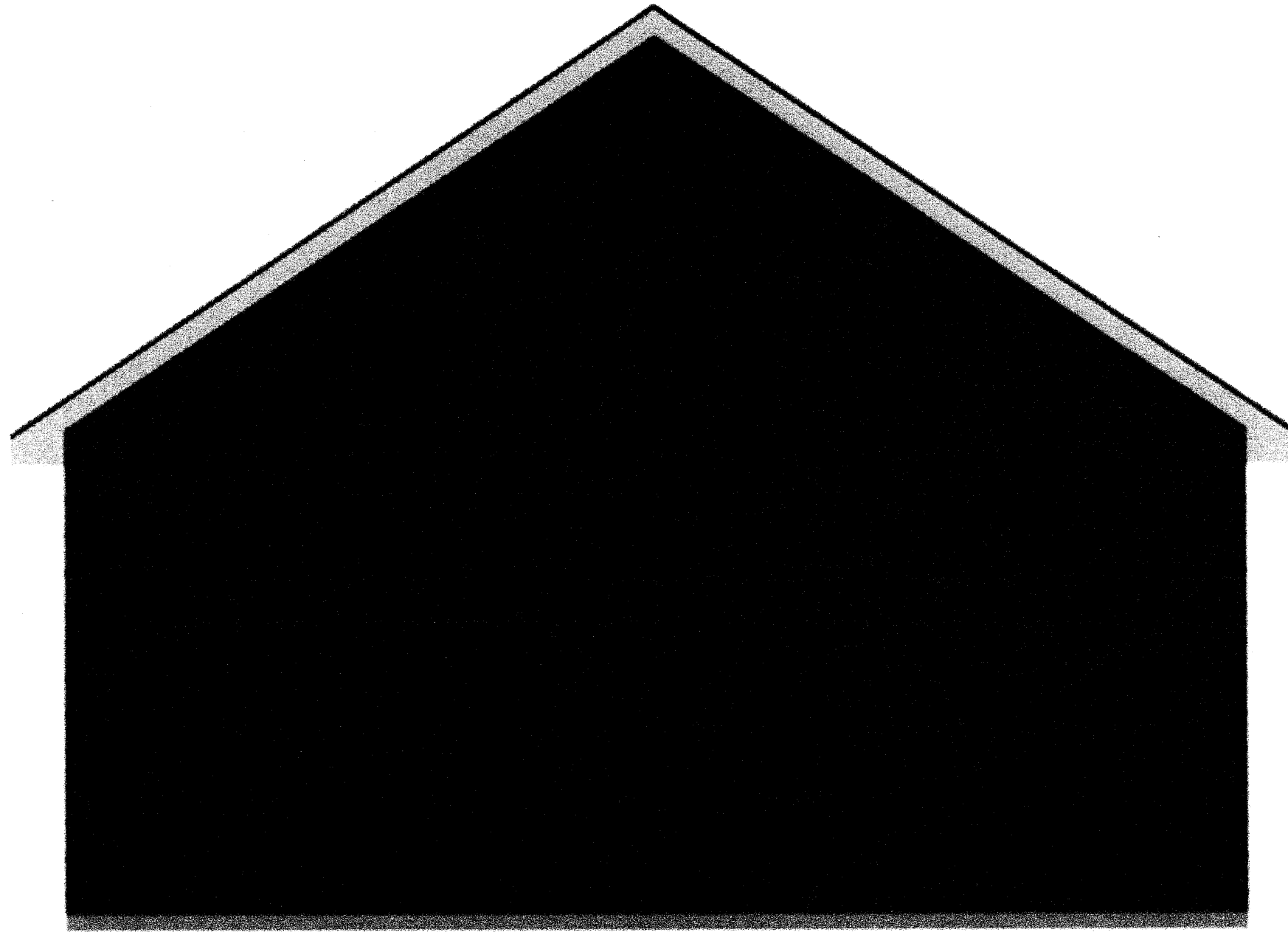


30'



25'

3' 2'



22'

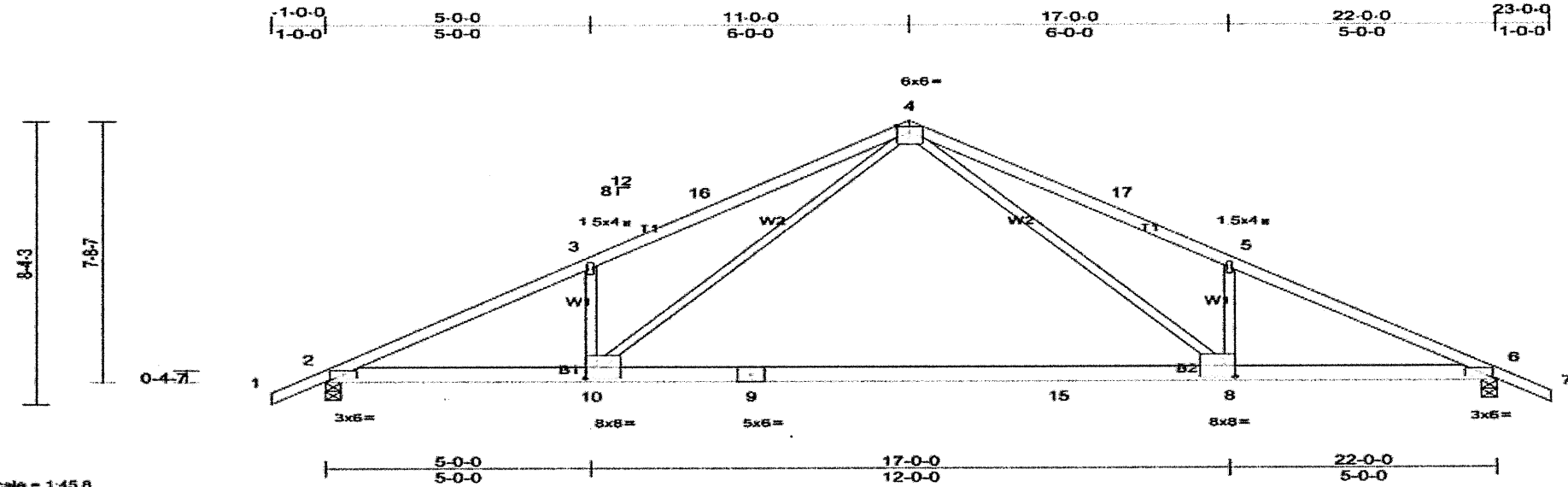
Job QTREC0862200	Truss SW1	Truss Type COMMON	Qty 10	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI

Run: 8.8 S 0 Feb 12 2024 Print: 8 800 S Feb 12 2024 MiTek Industries, Inc. Tue Jul 30 14:10:07

Page: 1

ID: cxy9N6F061qxU9EiuB7AVyuWPl-s5ZJ18vHDzb1wPu7Cb47HfZBJI5xvVTk6IV2vzrk



Scale = 1:45.8

Plate Offsets (X, Y): [8:0-2-8,0-4-0], [10:0-2-8,0-4-0]

Loading (psf)	Spacing	2-0-0	CSI	0.81	DEFL	in	(oc)	l/def	L/d	PLATES	GRIP
TCLL (roof)	Plate Grip DOL	1.15	TC	0.81	Vert(LL)	-0.48	8-10	>546	240	MT20	197/144
Snow (Ps/Pg)	Lumber DOL	1.15	BC	0.55	Vert(TL)	-0.67	8-10	>395	180		
TCDL	Rep Stress Incr	YES	WB	0.61	Horiz(TL)	0.03	6	n/a	n/a		
BCLL	Code	IRC2009/TPI2007	Matrix-MS								
BCDL											Weight: 104 lb FT = 15%

**LUMBER**  
TOP CHORD 2x4 SPF 1650F 1.5E  
BOT CHORD 2x6 SP 2400F 2.0E  
WEBS 2x3 SPF No.2 \*Except\* W1:2x3 SPF Stud

**BRACING**  
TOP CHORD  
BOT CHORD

Structural wood sheathing directly applied or 2-2-0 oc purlins.  
Rigid ceiling directly applied or 10-0-0 oc bracing.

**REACTIONS** (lb/size) 2=1775/0-3-8, (min. 0-1-8), 6=1772/0-3-8, (min. 0-1-8)  
Max Horiz 2=-173 (LC 7)  
Max Uplift 2=-114 (LC 9), 6=-114 (LC 10)

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
TOP CHORD 2-3=-2885/122, 3-16=-2925/243, 4-16=-2803/260, 4-17=-2797/260, 5-17=-2919/243, 5-6=-2879/122  
BOT CHORD 2-10=-72/2332, 9-10=0/1236, 9-15=0/1236, 8-15=0/1236, 6-8=-17/2327  
WEBS 4-10=-126/1762, 4-8=-125/1754, 3-10=-438/217, 5-8=-438/217

**JOINT STRESS INDEX**  
2 = 0.84, 3 = 0.51, 4 = 0.67, 5 = 0.51, 6 = 0.84, 8 = 0.44, 9 = 0.84 and 10 = 0.44

**NOTES**

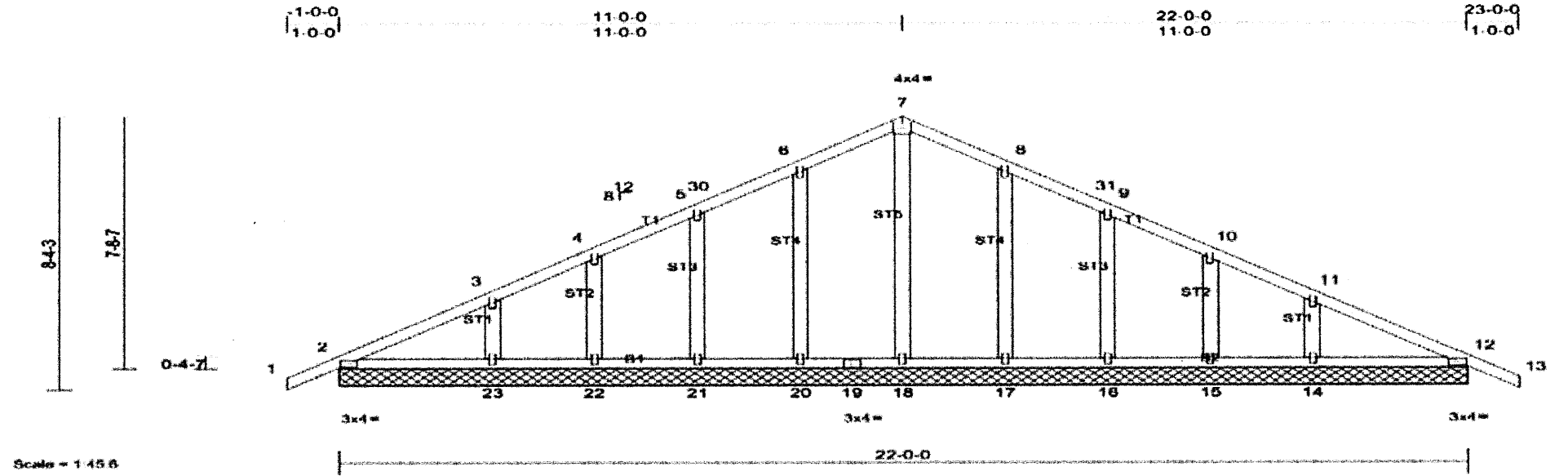
- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 3) TCLL: ASCE 7-05; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- 4) Roof design snow load has been reduced to account for slope.
- 5) Unbalanced snow loads have been considered for this design.
- 6) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
- 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 8) \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
- 9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 114 lb uplift at joint 2 and 114 lb uplift at joint 6.

**LOAD CASE(S)** Standard

Job QTREC0907877	Truss T1E	Truss Type COMMON	Qty 2	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI

Run: 8.8.5.0 Feb 12 2024 Print: 8.800.5 Feb 12 2024 MiTek Industries, Inc. Mon May 19 11:14:06  
 ID: YuRXIvpaLAghuNr8CA47d3zEvRR-W aZOmUto0LHXp 9H9TbKXwaS7JNU8M2FDpDZrEVOI Page: 1



Loading	(psf)	Spacing	2'-0-0	CS	DEFL	in	(loc)	L/defl	L/d	PLATES	GRIP	
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.07	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.04	Vert(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.17	Horz(TL)	0.00	27	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-MS								
BCDL	10.0											Weight: 101 lb FT = 15%

**LUMBER**  
 TOP CHORD 2x4 SPF No.2  
 BOT CHORD 2x4 SPF No.2  
 OTHERS 2x4 SPF Stud \*Except\* ST5:2x4 SPF No.2

**BRACING**  
 TOP CHORD  
 BOT CHORD

Structural wood sheathing directly applied or 8'-0-0 oc purlins.  
 Rigid ceiling directly applied or 10'-0-0 oc bracing.  
 MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS** All bearings 22'-0-0.  
 (lb) - Max Horz 2=-173 (LC 7), 24=-173 (LC 7)  
 Max Uplift All uplift 100 (lb) or less at joint(s) 2, 12, 14, 15, 16, 17, 20, 21, 22, 23, 24, 27  
 Max Grav All reactions 250 (lb) or less at joint(s) 2, 12, 14, 15, 16, 18, 21, 22, 23, 24, 27 except 17=264 (LC 4), 20=264 (LC 3)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

- NOTES**
- 1) Unbalanced roof live loads have been considered for this design.
  - 2) Wind, ASCE 7-05, 90mph; TCCL=4.2psf; BCCL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed, end vertical left and right exposed, C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
  - 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
  - 4) TCLL, ASCE 7-05, Ps=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
  - 5) Roof design snow load has been reduced to account for slope.
  - 6) Unbalanced snow loads have been considered for this design.
  - 7) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
  - 8) All plates are 1.5x4 MT20 unless otherwise indicated.
  - 9) Gable requires continuous bottom chord bearing.
  - 10) Gable studs spaced at 2'-0-0 oc.
  - 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 12) \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-08"-00 tall by 2'-00"-00 wide will fit between the bottom chord and any other members.
  - 13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 12, 20, 21, 22, 23, 17, 16, 15, 14, 2, 12.

**LOAD CASE(S)** Standard

**Cornerstone Land Surveying, Inc.**  
Plat of Survey



**Surveyor:**  
Richard Simon  
5080 Fairy Chasen  
West Bend, WI 53095  
rich@cornerstonelandsurvey.com  
(262) 424-5630

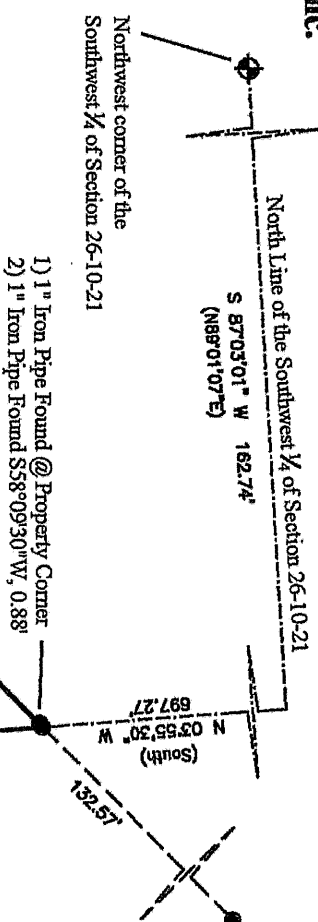
**Address:**  
N62 W5948 Columbia Road  
Cedarburg, WI 53012

Scale 1"=30'



- Legend:**
- Denotes Iron Pipe Found
  - Denotes Iron Rod Set

- 1) 1" Iron Pipe Found @ Property Corner
- 2) 1" Iron Pipe Found N77°36'06"E, 4.26'
- 3) 2" Iron Pipe Found N49°05'04"E, 5.65'



**Description:** As described on Document No. 0853006  
A parcel of land situated in the Southwest 1/4 of Section 26, Township 10 North, Range 21 East, Ozaukee County, Wisconsin, described as follows: Commencing at a point in the North line of Columbia Street, 125.30 feet East of the West line of said Southwest 1/4, thence Northeastly along said Columbia Street, 79.86 feet; thence North parallel with the West line of said Southwest 1/4 to a point in the southerly line of the Milwaukee Northern Right of Way; thence Southwesterly along said Right of Way, 95.70 feet; thence South Parallel to the West line of said Southwest 1/4 to the point of beginning.

Also known as Lot 7 Block 16, Assessor's Plat of the City of Cedarburg

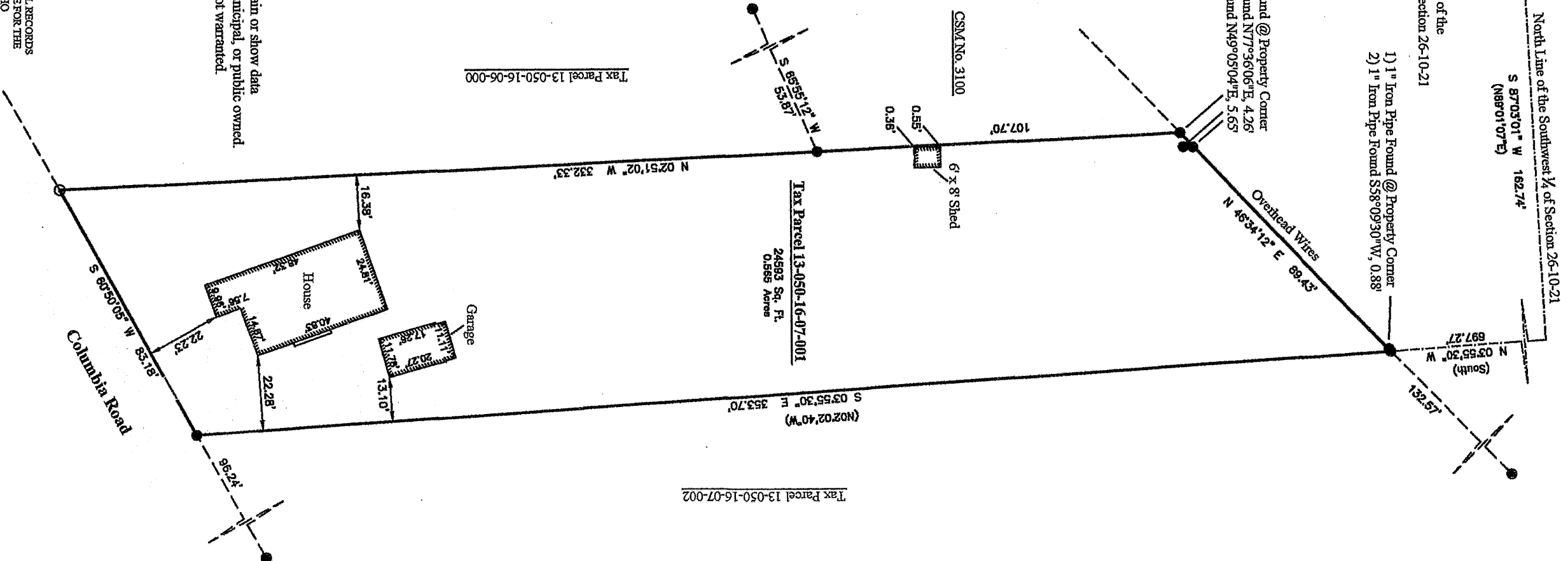
Also,  
That part of the of Lot 8 and 9, Block 16, Assessor's Plat of the City of Cedarburg, in the Southwest 1/4 of Section 26, Township 10 North, Range 21 East, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said 1/4 section, thence North 89°01'07"E along the North line of said 1/4 section, 192.60 feet; thence South parallel to the West line of said 1/4 section, 858.83 feet to the point of beginning of the land to be described; thence continuing South parallel to the West line of said 1/4 section, 196.69 feet to a point in the Northwestern line of Columbia Road, thence N62°42'30"E along the Northwestern line of said Columbia Road, 7.76 feet; thence N02°02'40"W, 193.26 feet to the point of beginning.

**Excepting**  
That part of the of Lot 8 and 9, Block 16, Assessor's Plat of the City of Cedarburg, in the Southwest 1/4 of Section 26, Township 10 North, Range 21 East, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said 1/4 section, thence North 89°01'07"E along the North line of said 1/4 section, 192.60 feet; thence South parallel to the West line of said 1/4 section, 692.38 feet to a point in the Southeastly line of the Wisconsin Electric Power Co. R/W, said point being the point of beginning of the land to be described; thence continuing South parallel to the West line of said 1/4 section 166.45 feet; thence N02°02'40"W, 161.35 feet to a point in the Southeastly line of said R/W; thence N47°54'00"E along the Southeastly line of said R/W, 7.76 feet to the point of beginning.

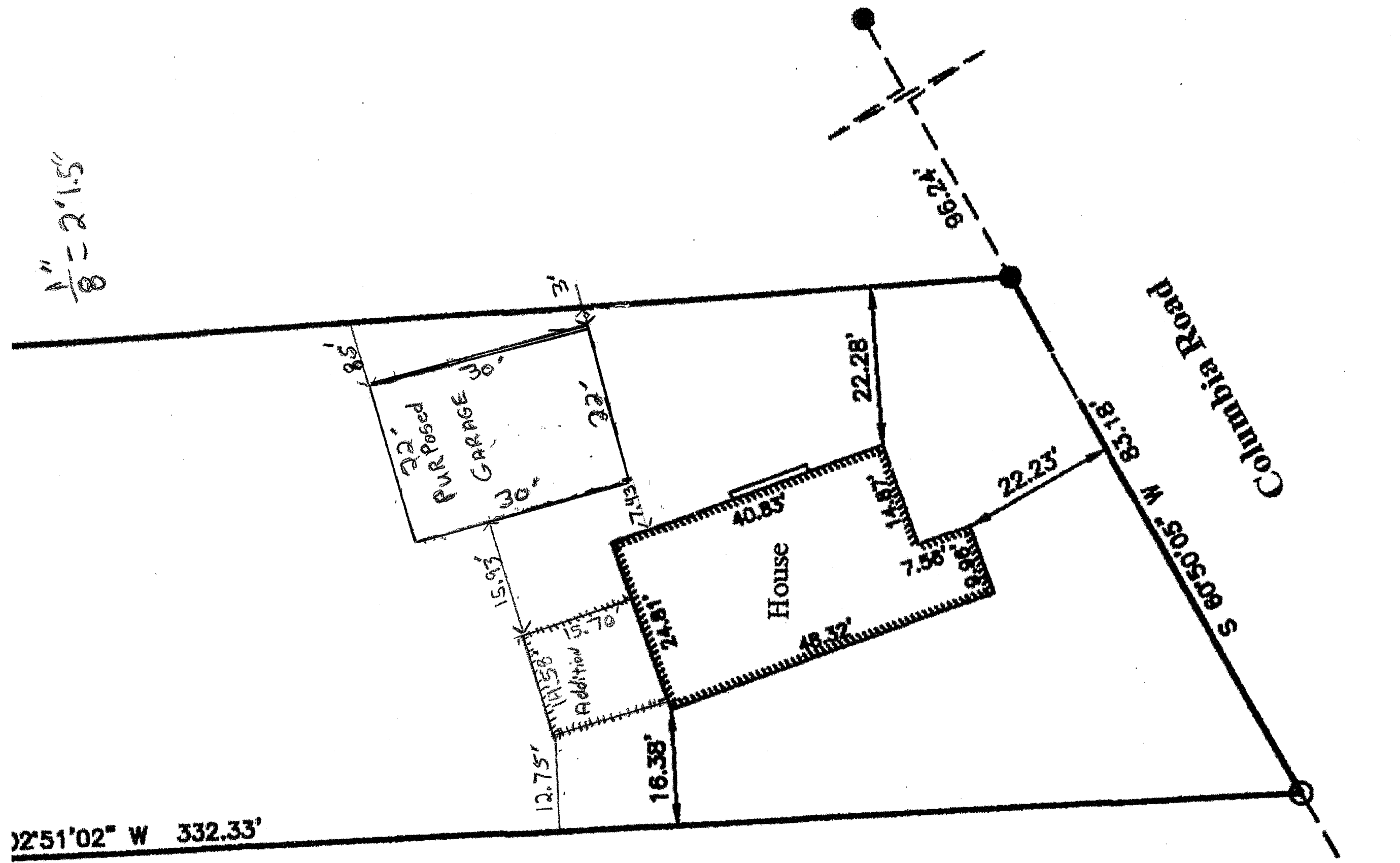
- Notes:**
- 1) Bearings or Distances in ( ) are Recorded Measurements
  - 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
  - 3) No Title Policy furnished therefore completeness of easements is not warranted.

Survey For: Simon and Rachel Fast  
Dated this 26th day of March, 2021.

STATE OF WISCONSIN ) SS  
COUNTY OF WASHINGTON )  
I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.



$\frac{1}{8}'' = 2'15''$



$12'51'02''$  W 332.33'

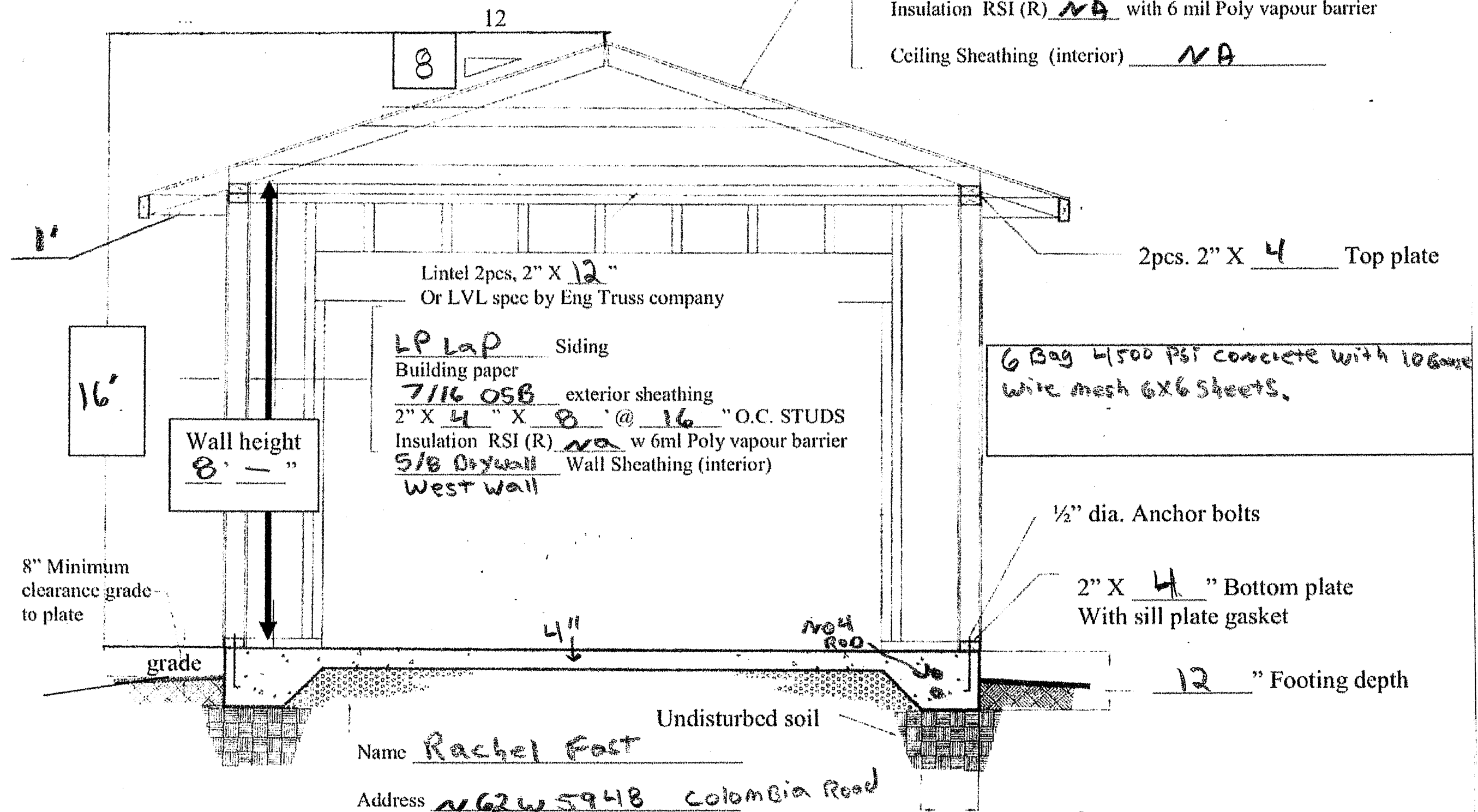
S 60°50'05'' W 83.18'  
Columbia Road

Tax Parcel 13-050-16-06-000

W data  
public owned.  
ed.

# GARAGE CROSS SECTION

asphalt to match house Shingles  
 1/2" OSB Roof Sheathing  
 PRE-ENGINEERED TRUSSES @ 24" O.C.  
 Insulation RSI (R) NA with 6 mil Poly vapour barrier  
 Ceiling Sheathing (interior) NA



Lintel 2pcs, 2" X 12"  
Or LVL spec by Eng Truss company

LP Lap Siding  
 Building paper  
 7/16 OSB exterior sheathing  
 2" X 4" X 8" @ 16" O.C. STUDS  
 Insulation RSI (R) NA w 6ml Poly vapour barrier  
 5/8 Drywall Wall Sheathing (interior)  
 West wall

6 Bag 41500 PSI concrete with 106mm wire mesh 6X6 sheets.

2pcs. 2" X 4" Top plate

1/2" dia. Anchor bolts

2" X 4" Bottom plate  
With sill plate gasket

Name Rachel Fast  
 Address N62W5948 Columbia Road  
 Phone # 414-324-6939  
 Date 2-17-26

12" Footing width

## CHAPTER 5 ETHICS CODE

### **Sec. 2-5-1 Declaration of policy.**

The proper operation of democratic government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in proper channels of the governmental structure; that public office is not to be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is established in this chapter a code of ethics for all City of Cedarburg officials and employees whether elected or appointed, paid or unpaid, including members of council as well as boards, committees and commissions of the city (city agencies). The purpose of this ethics code is to establish guidelines for ethical standards of conduct for all such officials and employees by setting forth those acts or actions that are incompatible with the best interests of the City of Cedarburg and by directing disclosure by such officials and employees of private financial or other interests in matters affecting the city.

(Ord. No. 2004-08)

### **Sec. 2-5-2 Responsibility of public office.**

Public officials and employees are agents of public purpose and hold office for the benefit of the public. They are bound to uphold the Constitution of the United States and the Constitution of this State and carry out impartially the laws of the nation, state and municipality, to observe in their official acts the highest standards of morality and to discharge faithfully the duties of their office regardless of personal considerations, recognizing that the public interest must be their prime concern.

(Ord. No. 2004-08)

### **Sec. 2-5-3 Dedicated service.**

- (a) Officials and employees should adhere to the rules of work, professionalism and performance established as the standard for their positions by the appropriate authority.
- (b) Officials and employees should not exceed their authority or breach the law or ask others to do so, and they should work in full cooperation with other public officials and employees unless prohibited from so doing by law or by officially recognized confidentiality of their work.

(Ord. No. 2004-08)

### **Sec. 2-5-4 Fair and equal treatment.**

- (a) *Use of public property.* No official or employee shall request or permit the unauthorized use of city-owned vehicles, equipment, materials or property for personal convenience or profit.
- (b) *Fundraising.* With the exception of fundraising for purposes of raising money for city departmental programming, equipment, or capital projects, which may occur subject to council approval and all provisions of this Code and the State Statutes, the following shall be prohibited:

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- (1) No official or employee shall request or permit the use of city resources, city time or city equipment for the purpose of fundraising.
  - (2) No official or employee shall use his or her position, authority or influence, whether possessed or anticipated, to represent themselves as a city official or employee for private or public fundraising.
- (b) *Obligations to citizens.* No official or employee shall grant any special consideration, treatment or advantage to any citizen beyond that which is available to every other citizen.

(Ord. No. 2004-08; Ord. No. 2015-13)

## **Sec. 2-5-5 Conflict of interest.**

- (a) *Financial and personal interest prohibited.* No official or employee, whether paid or unpaid, shall engage in any business or transaction or shall act in regard to financial or other personal interest, direct or indirect, which is incompatible with the proper discharge of official duties in the public interest contrary to the provisions of this chapter or which would tend to impair independence of or action in the performance of official duties.
- (b) *Definitions.*
- (1) *Financial interest.* Any interest which shall yield, directly or indirectly, a monetary or other material benefit to the officer or employee or to any person employing or retaining the services of the officer or employee.
  - (2) *Personal interest.* Any interest arising from blood or marriage relationships or from close business or political associations, whether or not any financial interest is involved.
  - (3) *Person.* Any individual or legal entity.
- (c) *Specific conflicts enumerated.*
- (1) *Incompatible employment.* No official or employee shall engage in or accept private employment or render service for private interest when such employment or service is incompatible with the proper discharge of official duties or would tend to impair independence of judgment or action in the performance of official duties, unless otherwise permitted by law.
  - (2) *Disclosure of confidential information.* No official or employee shall, without proper legal authorization, disclose confidential information concerning the property, government or affairs of the City, nor shall such information be used to advance the financial or other private interests of the official or employee or others.
  - (3) *Gifts and favors.*
    - a. No public official or employee may use his or her public office to "obtain financial gain" or "anything of value" for the private benefit of himself or herself, for his or her immediate family, or for an organization with which he or she is associated.
    - b. No person may directly or indirectly offer or give "anything of value" to a local public official or employee if it could reasonably be expected to affect that official's vote, official action or judgment, or if it could be construed as a reward for any official action or inaction on the part of the local public official or employee. No local public official or employee may accept "anything of value" tendered under such circumstances. "Anything of value" is defined as "money or property, favor, service, payment, advance, forbearance, loan or promise of future employment". Legal campaign contributions are exempt from the definitions. An official or employee is not to accept hospitality if, after consideration of the surrounding circumstances, it could reasonably be concluded that such hospitality would not be extended were it not for the fact that the guest, or

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a member of the guest's immediate family, was a City official or employee. This includes any discount on the price of admission, parking, or use of a box at a stadium that is tax exempt from general property taxes. Participation in celebrations, grand openings, open houses, informational meetings and similar events are excluded from this prohibition. This paragraph further shall not be construed to prevent candidates for elective office from accepting hospitality from citizens for the purpose of supporting the candidate's campaign.

- c. No local public official or employee may take any official action that affects a matter in which the public official or employee, a member of his or her immediate family, or an organization with which the official or employee is associated has a substantial financial interest.
  - d. No local public official or employee may use his or her office or position in any way that produces or assists in producing a substantial benefit, either directly or indirectly, for the official or employee, any members of his or her immediate family, or an organization with which the official or employee is associated.
- (4) *Representing private interests before city agencies or courts.* No officer or employee shall appear on behalf of any private person (other than him or herself, his or her spouse or minor children) before any city agency. However, members of the common council may appear before city agencies on behalf of constituents in the course of their duties as representatives of the electorate or in the performance of public or civic obligations.
- (d) *Contracts with the city.* No city officer or employee who, in his capacity as such officer or employee, participates in the making of a contract in which he has a private pecuniary interest, direct or indirect, or performs in regard to that contract with some function requiring the exercise of discretion on his part shall enter into any contract with the city unless it is within the confines of section 946.13.
- (e) *Disclosure of interest in legislation.*
- (1) Any member of the common council who has a financial interest or personal interest in any proposed legislation before the common council shall disclose on the records of the common council or the ethics board created by this chapter the nature and extent of such interest.
  - (2) Any other official or employee who has a financial interest or personal interest in any proposed legislative action of the common council or who serves on a board or committee, shall disclose the nature and extent of such interest.
  - (3) If there is a conflict of interest for any official or employee, he or she must refrain from participating in any way including discussion, deliberations or action on the item.

(Ord. No. 2004-08)

### **Sec. 2-5-6 Advisory opinion.**

Any questions as to the interpretation of any provisions of this code of ethics chapter shall be referred to the personnel committee serving as the ethics board or the city attorney. The fact that a person seeks an advisory opinion and abides by the material facts as stated, is evidence of intent to comply with the ethics code.

(Ord. No. 2004-08)

### **Sec. 2-5-7 Jurisdiction and application.**

- (a) The personnel committee shall have administrative jurisdiction over this code of ethics chapter and shall be deemed the ethics board pursuant to Wis. Stats. § 19.59(3)(d) for that purpose. An individual may request an

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advisory opinion on the propriety of any matter to which he or she is or may become a party. However, the personnel committee has complete discretion as to whether to issue such an opinion. All requests and advisory opinions to the ethics board must be in writing.

- (b) The personnel committee may make recommendations with respect to amendments to this code of ethics chapter.
- (c) Upon the sworn complaint of any person alleging facts which, if true, would constitute improper conduct under the provisions of this chapter, the personnel committee shall conduct an investigation of the facts of the complaint; if the investigation indicates there may be a reasonable basis for the complaint justifying further investigation, the committee shall conduct a public hearing in accordance with the common law requirements of due process, including notice, an opportunity to be heard, an opportunity to cross-examine witnesses and to present testimony and other evidence in support of the accused's position and an opportunity to be represented by counsel or other representatives at the expense of the accused. The committee shall make written findings of fact and issue a written decision concerning the propriety of the conduct of the subject official or employee and shall refer the matter to the common council for final disposition.
- (d) In the event a member of the personnel committee is allegedly involved in an ethics code violation, the mayor, subject to the confirmation of the common council, shall appoint another council member to temporarily replace the member of the committee who is under investigation.

(Ord. No. 2004-08)

### **Sec. 2-5-8 Sanctions.**

A determination that an official's or employee's actions constitute improper conduct under the provisions of this chapter may constitute a cause of suspension, removal from office or employment or other action permitted by law.

(Ord. No. 2004-08)

### **Sec. 2-5-9 Distribution of ethics code.**

- (a) The city clerk shall cause a copy of this code of ethics to be distributed to every public official and employee of the City of Cedarburg within 30 days after enactment of this chapter. Each public official and employee elected, appointed or engaged thereafter shall be furnished a copy before entering upon his duties.
- (b) Each public official, the mayor, the chairman of each board, commission or committee and, through the city administrator, the head of each department shall, between May 1 and May 31 each year, review the provisions of this Code with his fellow council, board, commission, committee members or subordinates as the case may be and certify to the city clerk by June 15 that such annual review had been undertaken. A copy of this ethics code chapter shall be continuously posted on each department bulletin board wherever situated.

(Ord. No. 2004-08)